

**NOTICE OF MEETING
CITY OF SOUTH PADRE ISLAND
SHORELINE TASK FORCE**

NOTE: One or more members of the City of South Padre Island City Council may attend this meeting; if so, this statement satisfies the requirements of the OPEN MEETINGS ACT.


NOTICE IS HEREBY GIVEN THAT THE SHORELINE TASK FORCE OF THE CITY OF SOUTH PADRE ISLAND, TEXAS, WILL HOLD A REGULAR MEETING ON:

MONDAY, JAN 11, 2016
3:00 P.M. AT THE MUNICIPAL BUILDING,
CITY COUNCIL CHAMBERS, 2ND FLOOR
4601 PADRE BLVD, SOUTH PADRE ISLAND, TEXAS

1. Call to Order.
2. Pledge of Allegiance.
3. Public Comments and Announcements: *This is an opportunity for citizens to speak to Task Force relating to agenda or non-agenda items. Speakers are required to address the Task Force at the podium and give their name before addressing their concerns. [Note: State law will not permit the Shoreline Task Force to discuss debate or consider items that are not on the agenda. Citizen Comments may be referred to City Staff or may be placed on the agenda of a future Shoreline Task Force meeting]*
4. Approval of minutes of the Nov. 23, 2015 regular meeting.
5. Discussion and action to elect a Chair and Vice-Chair. (Trevino)
6. Discussion & action on the beach and dune permit for Las Costas Condominium 1900 Gulf Blvd. (Trevino)
7. Update and discussion on beach access improvements. (Trevino)
8. Adjournment

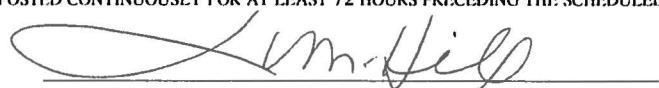
DATED THIS THE 7TH DAY OF JANUARY 2016




Susan Hill, City Secretary

I, THE UNDERSIGNED AUTHORITY, DO HEREBY CERTIFY THAT THE ABOVE NOTICE OF MEETING OF THE SHORELINE TASK FORCE OF THE CITY OF SOUTH PADRE ISLAND, TEXAS IS A TRUE AND CORRECT COPY OF SAID NOTICE AND THAT I POSTED A TRUE AND CORRECT COPY OF SAID NOTICE ON THE BULLETIN BOARD AT CITY HALL/MUNICIPAL BUILDING ON JAN. 7TH AT/OR BEFORE 3:00 P.M. AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF SAID MEETING.

↑ 2016
JmH


Susan Hill, City Secretary

THIS FACILITY IS WHEELCHAIR ACCESSIBLE, AND ACCESSIBLE PARKING SPACES ARE AVAILABLE. REQUESTS FOR ACCOMMODATIONS OR INTERPRETIVE SERVICES MUST BE MADE 48 HOURS PRIOR TO THIS MEETING. PLEASE CONTACT BUILDING OFFICIAL, JAY MITCHIM; ADA DESIGNATED RESPONSIBLE PARTY AT (956) 761-1025.

**CITY OF SOUTH PADRE ISLAND
SHORELINE TASK FORCE
AGENDA REQUEST FORM**

MEETING DATE: Jan. 11, 2016

NAME & TITLE: Reuben Trevino, Coastal Resources & Parks Administrator

DEPARTMENT: Coastal Resources and Parks Administration

ITEM

Approval of minutes of the Nov. 23, 2015 regular meeting.

ITEM BACKGROUND

BUDGET/FINANCIAL SUMMARY

COMPREHENSIVE PLAN GOAL

LEGAL REVIEW

Sent to Legal: YES: _____ NO: _____
Approved by Legal: YES: _____ NO: _____

Comments:

RECOMMENDATIONS/COMMENTS

**MINUTES
CITY OF SOUTH PADRE ISLAND
SHORELINE TASK FORCE COMMITTEE
MONDAY, NOVEMBER 23, 2015**

I. CALL TO ORDER.

The Shoreline Task Force Committee of the City of South Padre Island, Texas held a regular meeting on Monday, November 23, 2015, at the Municipal Complex Building, 2nd Floor, and 4601 Padre Boulevard, South Padre Island Texas. Vice Chairman Giles called the meeting to order at 3:00 p.m. A quorum was present: Vice Chair Troy Giles, Members Neil Rasmussen, Virginia Guillot, Rob Nixon and Charlie Brommer all present.

II. Pledge of Allegiance

Vice Chair Giles led the Pledge of Allegiance.

III. Public announcements and comments:

Public comments and announcements were given at this time.

IV. Approval of minutes for Nov. 9, 2015

A motion was made to accept as written by Neil Rasmussen, second by Virginia Guillot.

V. Discussion & action on the beach front construction certificate and dune protection permit for Embassy Condominiums to conduct a dune ridge construction project.

A motion was made by Virginia Guillot, second by Charles Brommer. Motion passed unanimously.

XVIII. Adjournment

Meeting was adjourned by Vice Chair Giles at 3:20pm

Troy Giles, Vice Chairman

Mary K. Hancock, Coastal Resources

**CITY OF SOUTH PADRE ISLAND
SHORELINE TASK FORCE
AGENDA REQUEST FORM**

MEETING DATE: Jan 11, 2016

NAME & TITLE: Reuben Trevino, Coastal Resources & Parks Administrator

DEPARTMENT: Coastal Resources and Parks Administration

ITEM

Discussion & action to elect a Chair and Vice-Chair. (Trevino)

ITEM BACKGROUND

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RECOMMENDATIONS/COMMENTS

**CITY OF SOUTH PADRE ISLAND
SHORELINE TASK FORCE
AGENDA REQUEST FORM**

MEETING DATE: Jan. 11, 2016

NAME & TITLE: Reuben Trevino, Coastal Resources & Parks Administrator

DEPARTMENT: Coastal Resources and Parks Administration

ITEM

Discussion & action on the beach and dune permit for Las Costas Condominiums, 1900 Gulf Blvd. (Trevino)

ITEM BACKGROUND

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Beach & Dune Application

City of South Padre Island
4601 Padre Blvd.
South Padre Island, TX 78597
Phone: (956) 761-3044
Fax: (956) 761-3898

Site for Proposed Work

Legal Description: LOT 5, Block 11, Arrended Padre Beach, Section 1, Cameron County, Texas Physical Address: 1900 GULF BLVD SPI, TX 78597

Property Owner Information

Name: LAS Costas
Mailing Address: 4800 Padre Blvd
City: South Padre Island State: TX
Zip: 78597 Country: Cameron
Phone Number: 956 761 6961
Fax Number: 956 761 6966
E-Mail Address: Furcronjsc@gmail.com

Applicant / Agent for Owner

Name: ORTIZ CONSTRUCTION
Mailing Address: PO Box 502
City: PTO ISABEL State: TX
Zip: 78578 Country: _____
Phone Number: 956-455-4263
Fax Number: _____
E-Mail Address: ORTIZ7464@GMAIL.COM

I / We, owners of the above-mentioned property, authorize the applicant stated above, to act in my behalf in order to acquire a Beach and Dune permit for the construction proposed below. (owner initials here JLM)

Owner(s) Signature(s): [Signature]
Date: 11/23/2015

Applicant Signature: [Signature]
Date: 11/23/15

Project Description

Describe with as much as detail as possible, the construction proposed. If more room is needed, please include an additional page. Include the number of habitable units, amenities, swimming pools, fences, kinds of fences, whether footings and/or retaining walls will be installed, and locations of proposed landscaping and parking.

180' Long Wooden Deck as per engineered plan submitted

Total Square Footage of Footprint of Habitable Structure: _____

Total Area of Impervious Surface (i.e. retaining walls, walkways, drives, patios, etc.): _____

Percentage Impervious Surface [(impervious surface / habitable footprint) * 100]: _____

Please Note: the percentage of impervious surface cannot exceed 5% in an eroding area.

Approximate Duration of Construction: 1 month

Financial Plan for the Removal of All Hard Structures

All properties which are allowed to build retaining walls on their property are allowed to do so with the condition that a financial plan for the removal of the retaining wall is submitted to the Public Works Department of the City of South Padre Island. Removal of the retaining wall at the owner's expense may be required if/once the retaining wall comes into regular contact with wave action for twenty (20) out of thirty (30) consecutive days. The City accepts the submission of a Retaining Wall Covenant, or other financial guarantee, insuring the removal of the retaining wall if the required conditions are met.

Type of Plan Submitted:

N/A

Date Submitted:

Drainage

Describe the impact that the proposed construction will have on the natural drainage pattern on the site and adjacent lots.

☒ No change in the drainage on site.

☐ The proposed construction will change the grading and the drainage on the subject property. (An explanation will be required detailing where the water will drain.)

Explanation / Other Information:

N/A

Impacts to Beach / Dune System

Answer each question as completely as possible in narrative form.

1. What damage will this proposed construction have on the dune vegetation located at the project site?

☐ No damage to dune vegetation whatsoever.

☒ The proposed construction will impact 2 % of the dune vegetation site. (An explanation of the "impact" will be required.)

☐ The proposed construction will require the removal and relocation of _____ % of the dune vegetation on site. (The submission of a mitigation plan will be required.)

Explanation / Other Information: Walkover will be installed by hand no machinery required

2. How will the proposed construction alter the dune size/shape at the project site?

☒ No change to dune size/shape whatsoever.

☐ The proposed construction will change _____ % of the size/shape of dunes on site. (Details will be required.)

☐ The proposed construction will require the removal and relocation of _____ % of the dunes on site. (The submission of a mitigation plan will be required.)

Explanation / Other Information:

3. How will the proposed construction change the hydrology of the dunes at the project site?

☒ No change to dune hydrology whatsoever.

☐ The proposed construction will impact dune hydrology on site. (Details will be required.)

Explanation / Other Information:

4. Describe alternatives to the proposed construction or method of construction which will cause fewer or no adverse effects on dunes and dune vegetation.

N/A

5. Describe alternatives to the proposed construction or method of construction which will cause fewer or no adverse impairment to beach access.

N/A

Mitigation Plan

Describe the methods which you will use to avoid, minimize, mitigate and/or compensate for any adverse effects on dunes or dune vegetation.

Explanation / Other Information: Any damage will be mitigated on a 1:1 basis

Financial Plan for Dune Mitigation:

If required by the City Council, a financial guarantee (irrevocable letter of credit or a performance bond, etc.) may be necessary to insure the mitigation of dunes/dune vegetation takes place as proposed and required of the applicant.

Type of Plan Submitted: N/A

Date of Submission: _____

Checklist of Additional Required Application Information

An accurate map, plat or site plan showing:

- ☐ 1. Legal description of the property (lot, block, subdivision) and the immediately adjoining property.
- ☐ 2. Location of all existing structures - including the habitable and inhabitable structures, swimming pools, decks, fences, parking areas, landscape areas, etc.
- ☐ 3. Location of the Historical Building Line on the subject property and the extension of the line on the properties immediately adjoining the subject property to the north and to the south.
- ☐ 4. Location and elevation of existing retaining walls - both on the subject property and those properties immediately adjoining the subject property to the north and to the south.
- ☐ 5. Location of proposed structure(s) - If proposing the construction of a retaining wall, please also include the proposed elevation of the retaining wall.
- ☐ 6. Location of proposed driveways, parking areas (showing the # of proposed parking spaces) and landscape areas.
- ☐ 7. Location of all existing and proposed beach access paths and/or dune walkovers.
- ☐ 8. Location and extent of any man-made vegetated mounds, restored dunes, fill activities, or any other pre-existing human modifications on the tract.
- ☐ 9. Topographical survey of the site identifying all elevations, existing contours of the project area (including dunes and scales) and the proposed contours of the final grade.

Other required application information:

- ☐ 1. A grading and layout plan showing proposed contours for the final grade.
- ☐ 2. The floor plan(s) and elevation(s) of the structure proposed to be constructed or expanded.
- ☐ 3. Photographs of the site which clearly show the current location of the vegetation line & existing dunes on the tract within the last 6 months.
- ☐ 4. Copy of the Flood Rate Map showing the location of the subject property. (FEMA.GOV - Map Search)
- ☐ 5. Copy of the Historical Erosion Rate Map as determined by the University of Texas at Austin, Bureau of Economic Geology. (beg.utexas.edu)
- ☐ 6. Application Fee of \$180 for Staff Approved applications and \$300 for City Council Approved applications.

Your application is not complete unless all information requested above is submitted.

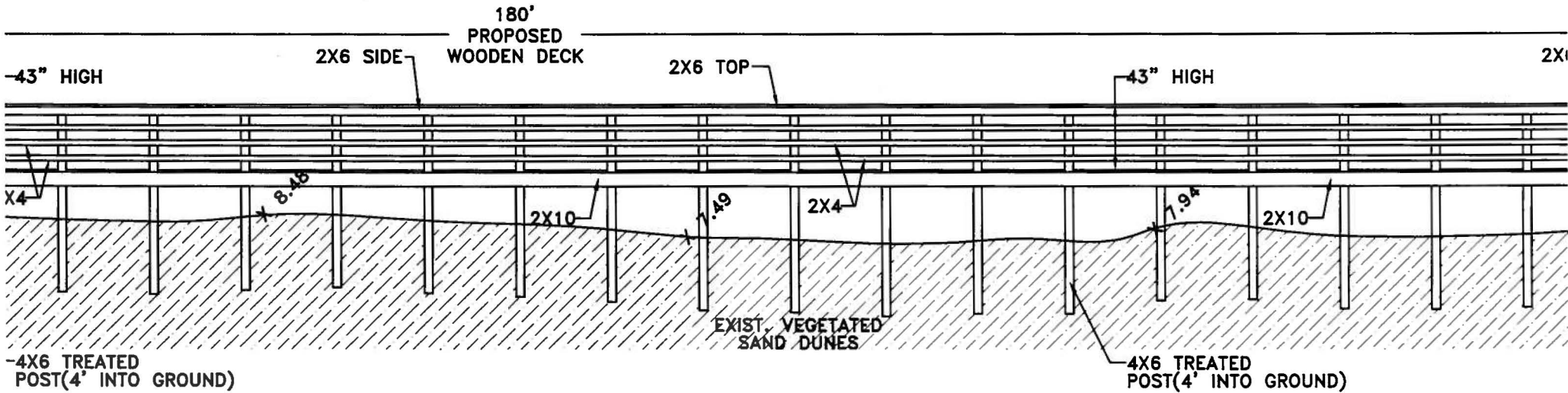
Application submissions require only three (3) copies of the complete information plus a digital copy.

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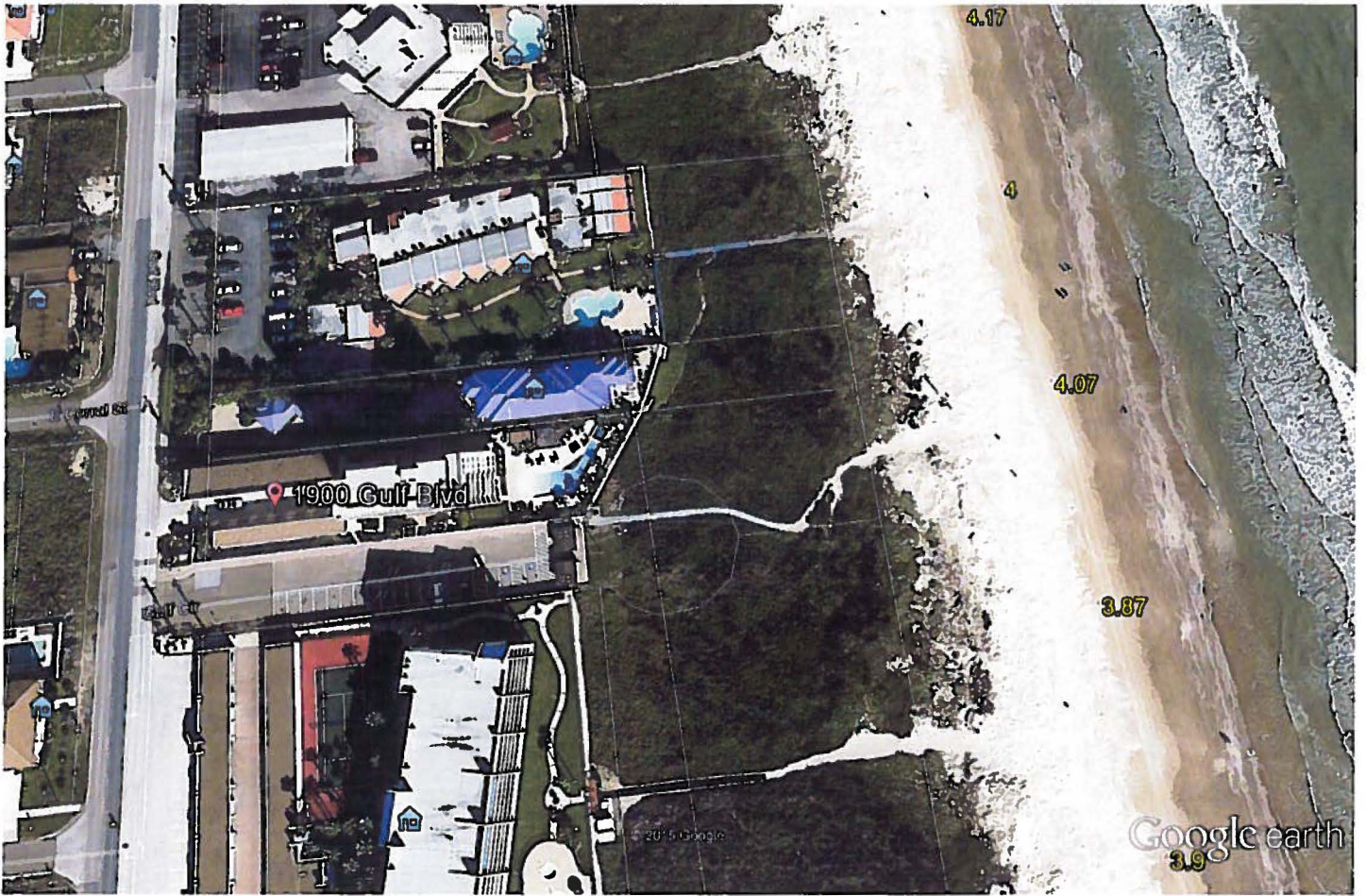
S 82°58'00" W

PLAN

SCALE: 1"=20.0'



SOUTH ELEVATION



Google Earth Pro



SUBJECT TRACT

COASTAL BASE FLOOD ELEVATIONS
APPLY ONLY LANDWARD OF 0.0 NGVD

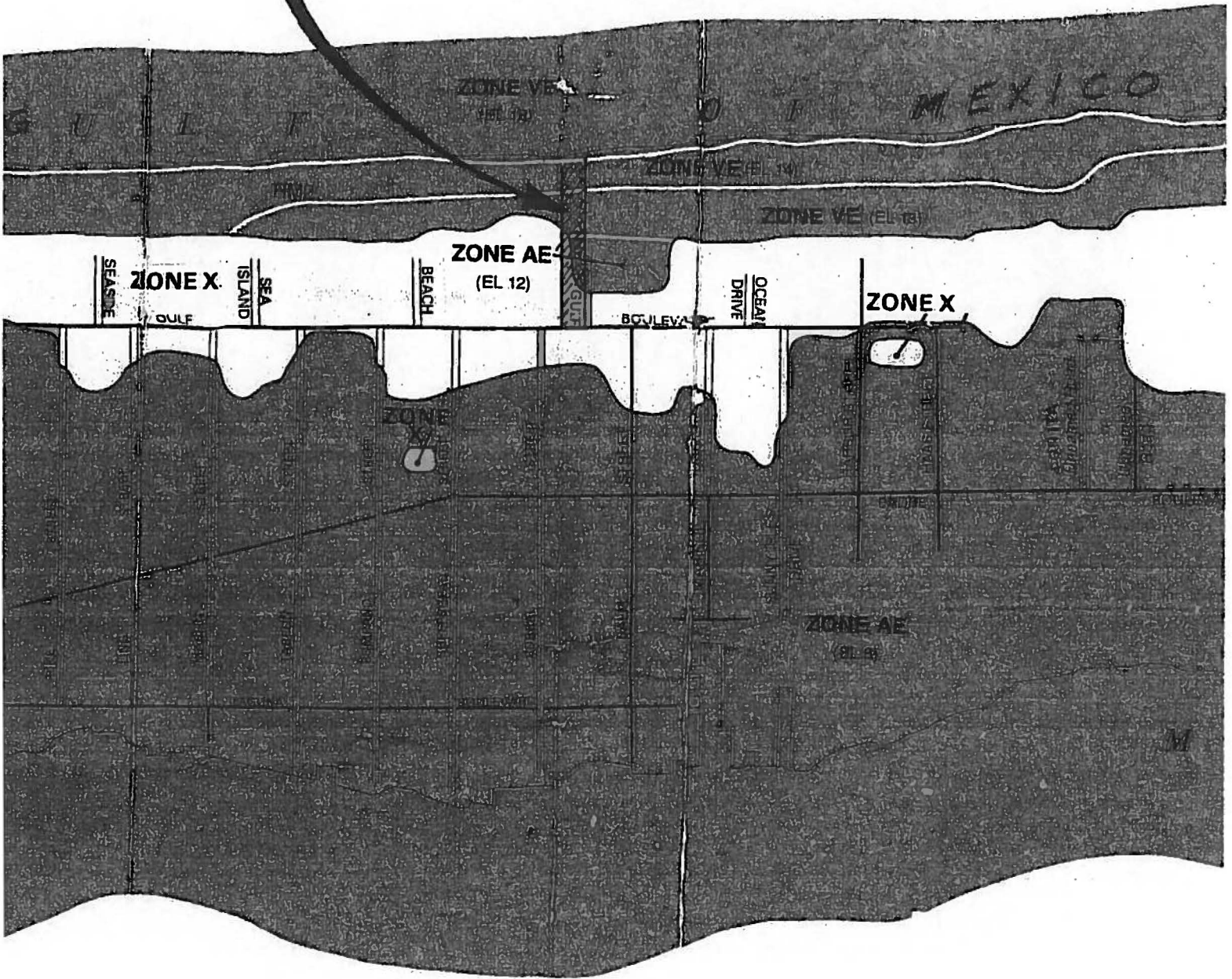


EXHIBIT "F"

Page 2 of 2













MEMORANDUM

TO: Beach & Dune Task Force
Natalie Bell, General Land Office

FROM: Reuben Trevino, Coastal Resources Manager

DATE: November 30, 2015

RE: Preliminary determination on the impact of the proposed permit application by Ortiz Construction for Las Costas (1900 Gulf Blvd)

The preliminary determination of this project is that the application appears to be generally consistent with the City's Beach & Dune Regulations.

Proposed construction is both landward and seaward of the Historic Building Line, therefore:

1. The activity can conceivably reduce the size of the public beach. [TAC 15.5 (b)(1)]
2. The proposed activity does not appear to involve construction upon the public beach. [TAC 15.5 (c)(1)] The structure will be installed landward of the vegetation line.
3. All proposed activity will take place seaward of the Historic Building Line; therefore the potential does exist for the proposed structures to encroach upon the public beach; [TAC 15.5 (c)(2)] however all proposed construction is for the express purpose of allowing the owners and guests to have access to the beach without damaging the dunes in the immediate area and its limit will not go beyond the vegetation line.

The proposed construction activity will not close any existing public beach accesses within the area, nor will the construction close or prevent the use of any existing public beach parking spaces.

Concerning the Dune Protection element, our preliminary determination is that the application conforms to the requirements of the City's *Dune Protection and Beach Renourishment and Access Plan*, in that: [B&D Ord. Section 22-10]

1. The activity should not result in the increased flood damage to the subject property or adjacent properties.
2. The activity will not result in run-off or drainage patterns that aggravate erosion on and off the site.
3. Little to no change is expected in the existing dune hydrology to the east of the Historic Building Line.

4. The proposed activity will likely disturb some portions of the flora or fauna on site with the construction of the walkover; however that damage can be mitigated with watering and/or planting of additional vegetation.
5. The activity will not significantly increase the potential for washover or blowouts. The protection of the property from washovers and blowouts is a matter of the level of protection provided by increases in the overall elevation of the subject property, the strength of the proposed structures, and the width of the beach and existing dunes, none of which will be impacted with this application request.

Reuben Trevino



TEXAS GENERAL LAND OFFICE
GEORGE P. BUSH, COMMISSIONER

December 11, 2015

Via Electronic Mail

Mr. Reuben Trevino
City of South Padre Island
Coastal Resource & Parks Administrator
P.O. Box 3410
South Padre Island, Texas 78597-3410

Beachfront Construction Certificate & Dune Protection Permit in the City of South Padre Island

Site Address: 1900 Gulf Boulevard, South Padre Island
Legal Description: Lot 5, Block 11, Amended Padre Beach, Section 1
Lot Applicant: Ortiz Construction
GLO ID No.: BDSPI-15-0389

Dear Mr. Trevino:

The General Land Office has reviewed the application for a dune protection permit and beachfront construction certificate for the above-referenced location. The applicant proposes to construct a dune walkover to be located from the rear property line and retaining wall seaward to the vegetation line. According to the Bureau of Economic Geology, the proposed construction is located in an area that is accreting.

Based on the materials forwarded to our office for review, we have the following comments:

- The applicant must first avoid and then mitigate for any adverse effects to dunes or dune vegetation.¹
- Construction activities must not impact the public's ability to access or use the beach.
- The City should require the applicant to restrict the seaward terminus of the walkway to the most landward point of the public beach² and should ensure that the walkover will not interfere with or otherwise restrict public use of the beach at normal high tides.³
- The walkway height should be at least one to one and a half times its width (three feet minimum) to allow sunlight to reach vegetation underneath. The deck of the walkway must be of sufficient elevation to allow for the growth of dune vegetation and the migration of dunes to the greatest extent practicable.⁴

¹ 31 TAC §15.4(f)(3).

² 31 TAC §15.7(g)(1).

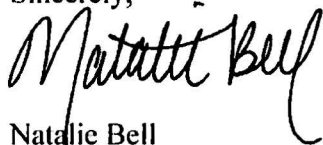
³ 31 TAC §15.7(g)(2).

⁴ 31 TAC §15.7(g)(3).

- The City must ensure the proposed activity will minimize impacts on natural hydrology and will not cause erosion of adjacent properties, critical dune areas, or the public beach.⁵

If you have any questions, please contact me by phone at (512) 463-0413 or by email at natalie.bell@glo.texas.gov.

Sincerely,

A handwritten signature in black ink that reads "Natalie Bell". The signature is fluid and cursive, with the first name and last name clearly distinguishable.

Natalie Bell
Beach Access & Dune Protection Program
Coastal Resources Division
Texas General Land Office

⁵ 31 Tex. Admin. Code § 15.6(g).

**CITY OF SOUTH PADRE ISLAND
SHORELINE TASK FORCE
AGENDA REQUEST FORM**

MEETING DATE: Jan. 11, 2016

NAME & TITLE: Reuben Trevino, Coastal Resources & Parks Administrator

DEPARTMENT: Coastal Resources and Parks Administration

ITEM

Update & discussion on beach access improvements. (Trevino)

ITEM BACKGROUND

BUDGET/FINANCIAL SUMMARY

COMPREHENSIVE PLAN GOAL

LEGAL REVIEW

Sent to Legal: YES: _____ NO: _____
Approved by Legal: YES: _____ NO: _____

Comments:

RECOMMENDATIONS/COMMENTS